



**1 Bed
Flat
located in**

£1,495 Per Month



G R E G O R Y S
— E S T A T E A G E N T S —

Flat 5, 18 Upper
Oldfield Park
Bath
BA2 3JZ

Entrance

Entrance via communal entrance door by intercom system, stairs leading to the first floor via the communal hallway.

Entrance Hall

Composite apartment door, radiator, 'Hikvision' touch screen entrance system, stairs leading to bathroom, consumer unit, double glazed skylight.

Living Room

13'8" x 11'7"

Double glazed sash windows to front aspect, radiator, luxury LVT flooring, ceiling coving & feature ceiling rose, spotlighting, open aspect leading to kitchen.

Kitchen

11'7" x 7'6"

A premium fitted kitchen with contrasting wall & base units with quartz work surface over & matching upstands, undermount sink basin with mixer tap over, 'Bosch' integrated appliances to include electric oven, four ring induction hob with extractor over, tall fridge freezer, slimline dishwasher & 'indesit' combi washer dryer, 'Worcester' combination boiler, spotlighting, vertical radiator, double glazed sash window to front aspect, luxury LVT flooring.

Bedroom

11'9" x 8'0"

Double glazed sash window to front aspect, radiator, ceiling coving, luxury LVT flooring

Shower Room

7'11" x 6'4"

A contemporary three piece suite comprising wall hung basin with mixer tap, close cistern WC & large walk in shower enclosure with main fixtures, rainfall shower head & glass screen, vanity unit, chrome towel radiator, large feature mirror, double glazed sash window with frosted glass to side aspect, extractor fan.

Parking

One allocated parking space

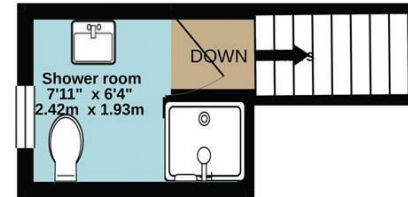




Ground Floor
384 sq.ft. (35.7 sq.m.) approx.



1st Floor
68 sq.ft. (6.4 sq.m.) approx.



TOTAL FLOOR AREA : 452 sq.ft. (42.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

DIRECTIONS

CONTACT

Unit 1 Market Walk
Keynsham
Bristol
BS31 1FS

E: enquiries@gregorys.click
T: 01179 866644
gregorys.click



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